

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/75 WILLIAM STREET FAWKNER VIC 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$799,000

Property type

Other

Suburb

Fawkner

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/37 MARLBOROUGH STREET FAWKNER VIC 3060	\$650,000	09-Dec-22
2/23 PIPER STREET FAWKNER VIC 3060	\$677,000	11-Jan-23
11 MORAY STREET FAWKNER VIC 3060	\$728,000	03-Dec-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 January 2023



**2/37 MARLBOROUGH STREET
FAWKNER VIC 3060**

 3  2  2

Sold Price

^{RS}

\$650,000

Sold Date

09-Dec-22

Distance

2.2km



**2/23 PIPER STREET FAWKNER VIC
3060**

 3  2  1

Sold Price

^{RS}

\$677,000

Sold Date

11-Jan-23

Distance

1.13km



**11 MORAY STREET FAWKNER VIC
3060**

 3  2  1

Sold Price

^{RS}

\$728,000

Sold Date

03-Dec-22

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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